

Emerald Meadows H.O.A. Tract 1355

October 8, 2022

Meeting Minutes

9 am Randee's House

Meeting Facilitator

Randee Hohenshelt

1. Call to Order @ 09:00 am

Randee Hohenshelt

2. Roll Call

Melissa Erno

President Randee Hohenshelt, Treasurer Douglas Higgins, Secretary Melissa Erno. Members at Large, Chuck Baker, Jeff Krier, Nancy Rich. Nate Brostrom (phone). Members in attendance, Linda Barron, Sue Hohenshelt, Matt Rich, Cathy Brostrom.

3. Approval of minutes from last meeting

Melissa Erno

Vote required - Motion: Chuck Baker Second: Jeff Krier Vote: passed

4. Report of Officers

President's Report:

Randee Hohenshelt

The flags are up at the entry to Diamond Peaks.

Road crack seal completed this year.

Bear and the eagle are up on the sign.

Treasurer's Report:

Randee Hohenshelt

The balance in the Checking is \$65,905.00. Received 42 HOA fees and 17 have outstanding balances. 2 are overdue. Committed expenses \$17,860.00. Crack Seal \$27,684.70.

5. Old Business:

- **Mailboxes:** 2023- Members who have paid 2 years will be grandfathered in with no fee. Fee for member mailbox \$125 one-time fee. Non-member \$60 yearly.

Vote required: Motion- Douglas Higgins Second- Nancy Vote- passed

- **Snow Removal-** Kenny and Marian of Royce Mountain Construction present to discuss this year's snow removal; Start time 07:00 am. Berms removed for locals living here (provide list of locals). Leave snow mobile trail if possible.

6. New Business:

- **Lot Cleanup / Discussion on lots that aren't fire compliant.** Properties that are not fire compliant, owners will be called and followed up with a letter. Needs to be addressed. Dead fuel must be removed. Please contact HOA Board with plan of action. Attach CC&R's.
- **Entry lot cleanup.** Sign area in center of boulders needs to be cleaned up. Randee will send out a date for volunteers.
- **Lot 1 House Completion.** Talk to owner and send another letter. Outside needs to be finished.
- **Speed Zone signage.** Discuss and approve 3 signs.

Vote required: Motion- Chuck Baker Second- Jeff Krier Vote- passed

- **Lot 2 pitch.** Discussion and plans approved.

Vote required: Motion Jeff Krier Second- Chuck Baker Vote- passed

7. Next Meeting: February 18th, 2023 9am Randee's house.

8. Adjournment: 10:35 am

Randee Hohenshelt